



# PLANNING COMMISSION SUMMARY OF ACTIONS

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HEB

March 24, 2004

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PRESENT: Commissioners Alcorn, Byers, de la Fe, Hall, Hart, Hopkins, Koch, Lawrence, Lusk, Murphy, Wilson

ABSENT: Commissioner Harsel

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The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy, Jr.

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## COMMISSION MATTERS

Chairman Murphy announced the Planning Commission Awards Banquet would be held on Sunday, April 4, 2004, and requested that RSVPs be forwarded to Barbara Lipa, Executive Director.

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SEA 2002-PR-040 – FAIRFAX PLAZA COMPANY, A VIRGINIA LIMITED CORPORATION  
(Decision Only - Public Hearing was held on March 18, 2004)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE SEA 2002-PR-040, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT WITH THE EXCEPTION TO REPLACE STAFF'S PROPOSED CONDITIONS 5, 6 AND 7 WITH THE APPLICANT'S PROPOSED 5, 6, AND 7 AND RE-DATE THE DEVELOPMENT CONDITIONS TO MARCH 24, 2004.

Commissioner Lusk seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Koch abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting.

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RZ/FDP 2003-PR-037 - JAMES S. AUDIA AND MANUEL G. SERRA

(Decision Only - Public Hearing was held on March 18, 2004)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2003-PR-037 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MARCH 23, 2004.

Commissioner Lusk seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Koch abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2003-PR-037, SUBJECT TO THE APPROVAL OF RZ 2003-PR-037 AND THE CONCEPTUAL DEVELOPMENT PLAN, AND SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED MARCH 24, 2004.

Commissioner Lusk seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Koch abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Lawrence also MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A WAIVER OF THE REQUIREMENT FOR A 200 SQUARE FOOT PRIVACY YARD FOR EACH DWELLING UNIT.

Commissioner Lusk seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Koch abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Lawrence further MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT SECTION 6-0303.8 OF THE PFM BE WAIVED TO ALLOW UNDERGROUND STORMWATER MANAGEMENT FACILITIES AS DEPICTED ON THE CDP/FDP.

Commissioner Lusk seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Koch abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting.

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SE 2003-PR-026 – SAFEWAY, INC.

(Decision Only - Public Hearing was held on February 26, 2004)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2003-PR-026, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 23, 2004.

Commissioner Lusk seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Wilson abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting.

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SE 2002-MA-019 – CAMPBELL AND FERRARA NURSERIES, INC.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2002-MA-019, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED MARCH 16, 2004, WITH THE REVISIONS TO NUMBER 20 AS STATED. (The revisions stated that the hours of operation shall be limited to 7 a.m. to 6 p.m. from January to March and 7 a.m. to 8 p.m. from April to December.)

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT ON THE NORTHERN AND PORTIONS OF THE EASTERN AND WESTERN BOUNDARIES TO THAT SHOWN ON THE SE PLAT AND AS CONDITIONED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Hall also MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF MODIFICATION OF ADDITIONAL STANDARD #5 TO ALLOW BUILDINGS TO BE LOCATED CLOSER THAN 100 FEET FROM AN ABUTTING RESIDENTIAL DISTRICT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Hall further MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL AND MODIFICATION OF ADDITIONAL STANDARD #9 TO ALLOW A REDUCTION IN PARKING TO THAT SHOWN ON THE SE PLAT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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SE 2003-SU-027 – INTERNATIONAL TOWN & COUNTRY CLUB, INC.

Commissioner Koch MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2003-SU-027, SUBJECT TO THE EXECUTION OF DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED MARCH 10, 2004.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Koch MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG ALL PROPERTY BOUNDARIES TO ALLOW THAT SHOWN ON THE SE PLAT TO SATISFY THE REQUIREMENTS.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Koch MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE SOUTHERN PROPERTY BOUNDARY TO ALLOW THE LANDSCAPE BUFFER AS SHOWN ON THE SE PLAT TO SATISFY THE REQUIREMENTS.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Koch MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG LEE JACKSON MEMORIAL HIGHWAY.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Koch MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE ADDITIONAL STANDARDS OF GOLF COURSE AND COUNTRY CLUBS TO PERMIT THE OUTDOOR TENNIS COURTS TO BE LOCATED WITHIN 50 FEET OF THE PROPERTY BOUNDARY.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Koch further MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE STREAM VALLEY TRAIL REQUIREMENT ALONG THE OXLICK BRANCH.

Commissioner Byers seconded the motion which carried by a vote of 9-1-1, with Commissioner Wilson opposed; Commissioner Hart abstaining; Commissioner Harsel absent from the meeting.

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RZ 2003-LE-050/SEA 84-L-013 – ECHO, INC.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-LE-050, SUBJECT TO THE EXECUTION OF PROFFERS NOW DATED MARCH 22, 2004.

The Commission as a whole seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Lusk MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 84-L-013, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED MARCH 24, 2004.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Lusk MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT TO THE NORTH, WEST, AND SOUTH IN FAVOR OF THAT SHOWN ON THE GDP/SEA PLAT.

Commissioners Lawrence, Wilson, and Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Lusk MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE BARRIER REQUIREMENT TO THE NORTH, ADJACENT TO OLD KEENE MILL ROAD.

Commissioners Lawrence, Wilson, and Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Lusk further MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRAIL REQUIREMENT ALONG OLD KEENE MILL ROAD IN FAVOR OF THE EXISTING SIDEWALK.

Commissioners Lawrence, Wilson, and Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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RZ 2003-SU-061/SEA 94-Y-050 – STANLEY MARTIN COMPANIES, INC.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-SU-061, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 AND DATED MARCH 4, 2004.

Commissioners Hall, Byers, and Hart seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Koch also MOVED TO APPROVE FDP 2003-SU-061, SUBJECT TO THE FINAL DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 AND DATED MARCH 10, 2004, AND TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2003-SU-061.

Commissioners Hall, Byers, and Hart seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Koch further MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 94-Y-050, SUBJECT TO DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 3 AND DATED MARCH 10, 2004.

Commissioners Hall, Byers, and Hart seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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The meeting was adjourned at 10:20 p.m.  
Peter Murphy, Chairman